SUBSCRIPTION FORM



All payment should be made in favour of
PWAN PARADISE REALITIES LTD

ZENITH **1229307057**

POLARIS BANK **1771967005**

SUBSCRIPTION FORM

TYPE OF PLOTS: ☐ RESIDENTIAL ☐ CORNER PIECE PLOT(S) (ATTRACTS 10%)

PAYMENT: ☐ ONE-OFF ☐ 0-3 MONTHS OUTRIGHT PLAN ☐ 4-6 MONTHS INSTALMENT PLAN

NUMBER OF PLOTS: _____ **PLOT SIZE:** ☐ 464SQM

AFFIX A PASSPORT PHOTOGRAPH

Kindly fill the form with correct details and well spelt names as any subsequent corrections on issued documents occasioned by any mistake in filling this form will attract correction fees.

SECTION 1: SUBSCRIBERS DETAILS

TITLE: Mr/Mrs/Ms/Miss/Dr/Prof/Chief/Others_____

NAME:

DATE OF BIRTH: GENDER* ☐ MALE ☐ FEMALE

ADDRESS

(RESIDENTIAL ADDRESS IN CASE OF INDIVIDUAL AND REGISTERED BUSINESS ADDRESS IN CASE OF CORPORATE ORGANIZATIONS)

ROAD/STREET

TOWN/CITY/DISTRICT/STATE*

OCCUPATION*

ORGANIZATION NAME*

EMAIL ADDRESS*

MARITAL STATUS* NATIONALITY*

TELEPHONE NUMBER* POSTAL CODE*

MOBILE NUMBER*

SECTION 2: IDENTITY PROOF OF NEXT OF KIN

IDENTITY PROOF*

IDENTITY PROOF NAME

PHONE NUMBER

ADDRESS PROOF*

ADDRESS

EMAIL ADDRESS

SECTION 3: SUBSCRIBER'S DECLARATION

I, _____ hereby declare that all the information provided on this subscription form for the purpose of purchasing the above property is true and correct to the best of my knowledge and I consent to the terms and conditions.

SIGNATURE OF THE SUBSCRIBER* _____

DATE* _____ NAME* _____

Note: Subscriber has to sign before an authrized PWAN PARADISE personnel.

FOR REFERRAL DETAILS

NAME*

DATE

PHONE NO

EMAIL

ASABA OFFICE ADDRESS: 216, FIRST FLOOR ROYALTY PLAZA, ALONG DBS ROAD ASABA DELTA STATE.

TERMS & CONDITIONS

1. **SUPREME CITY BY PARADISE LOCATION**
SUPREME CITY BY PARADISE is situate at Aniocha Farmland Ogbe Ube Quarters Ogwashi–Uku Delta State

2. **INSPECTION**
Clients or their representatives are advised to inspect the site subsequent to confirmation of appointments made at PWAN PARADISE REALTIES LTD office or with the designated sales representative Free inspections hold Mondays to Saturdays. Take off time is 10am (10am-3pm) NB: The Company shall not be held liable for claims/issues arising from client's inability/failure to inspect the said property before purchase.

3. **ESTATE LAND MARKS**
SUPREME CITY BY PARADISE enjoys proximity to major government presence & commercial investment landmarks like Admiralty University, Chinese Civil Engineering Construction Corporation (CCECC), Nigerian Army 63 Brigade Permanent Site, Nigeria Immigration Service, Federal Road Safety Corps, Police Mobile Force (PMF) Squadron, Okpanam-Ibusa Link Road, Asaba International Airport, Coker Flyover, Summit Junction ad Kwale Junction etc. all guaranteeing high Return on Investment.

4. **PROPERTY TITLE**
Registered Survey and Deed of Assignment; The land is free from every known government acquisition or interest and adverse claims. The company has the long-term responsibility to ensure/facilitate further perfection of the estate's title subject to subscribers' payment of title perfection fees to be determined and communicated at a future date.

5. **SUPREME CITY BY PARADISE COORDINATES** _____

6.

All plots are 464 sqm. However, below are various plots with features that attract additional charges;

a) Corner-piece plot attracts additional 10% of land cost

b) Special plots: these are plots fully landscaped and fenced at prime areas in the Estate. There 2 categories of the special plots

I. Standard Special plots: These are the regular plastered dwarf fenced plot with proline and it cost an additional N3,500,000 (Three Million Five Hundred Thousand Naira Only) to the price of the plot.

II. Premium Special plots: these are plastered dwarf fenced with bricks and proline and it cost an additional N5,500,000 (Five million Five Hundred Thousand Naira only) to the price of the plot.

III. Specialplotsareonlyavailableonone-offpayment. Samples of the various special plots will be seen on site to aid the informed decisions of interested clients.

7. **PRICES AND PAYMENT STRUCTURE**

(a) The purchase price is payable either in full outright or in instalments as outlined in the schedule below (subject to review and variations):

LAND SIZE	0-3 MONTHS (OUTRIGHT) PLAN	3-6 MONTHS INSTALMENT PLAN
464	**ACTUAL PRICE:** N5,500,000 **EARLY-BIRD PRICE:** N3,000, 000 **INITIAL PAYMENT:** N1,000,000 Monthly for next 3 months *EARLY-BIRD DISCOUNT APPLIES TO ONLY ONE-OFF PAYMENT	**ACTUAL PRICE:** N,6,325,000 **INITIAL PAYMENT:** N1,000,000 **INSTALMENT:** N887,500.00 Monthly for next 6 months

NB: The Company reserves the right to repudiate or defer processing transactions that violate the initial deposit threshold or payments that are made after the official announcement of close of sales. Payment validates subscription even if date on subscription form is earlier than date of payment.

(b) Non-payment of the monthly instalments as at when due and non-compliance with the payment structure shall be treated as a fundamental breach of the contract which may result to the following;

I. Attract default charge of 5% of the monthly payment or 5% of the total balance upon notice of demand, OR 5% of the outstanding payment for every month of default after payment expiration

II. The company reserves the right to review number of plots purchased or move subscription to another scheme or phase of the estate in the event of payment default.

III. Termination or revocation of the contract and the clause on refund would apply

N/B: In the event that there are no available plot(s) at the time of subscription/payment/ allocation, a subcriber's payment can be transferred to a new phase/estate.

8. **OTHER PAYMENTS (Subject to review within 12 months)**

I. Deed of Assignment: N250,000.00 for 465sqm (per plot) which is to be paid into PWAN PARADISE REALTIES LTD - ZENITH BANK 1220546996

II. Survey plan Fees:250,000.00 for 464sqm (per plot) (note; N500,000 for corporates subscribers) which is to be paid into the PWAN PARADISE REALTIES LTD - ZENITH BANK 1220546996

III. Development Fee: N3,500,000 which covers: Clearing, perimeter fencing, Gatehouse, Landscaping, Earth Road Network and other basic amenities. N/B: Development fees unpaid within 12 months of demand will attract 2.5% monthly appreciation value due to rising costs of building materials.

IV. Development fees should be paid either on outright upon demand. Instalment payment of development fees will attract surcharges.

9. **ALLOCATION TIME LINE**
Physical allocation would be done three (3) months after completion of payment in order of subscription /payment and upon confirmation of at least 50% payment of development fees. The Company reserves the right to allocate subscribers to a new & nearby scheme or phase of the estate or a new estate. Note: Priority is given to clients who paid one-off over 3 months' outright or6 months instalment payment plan.

10. **DOCUMENTATION**
The following documents will be issued:

I. Upon payment of initial deposit, a letter of acknowledgement of subscription, receipt of payment for initial deposit would be issued, and also instalment payment receipt(s) for further instalments.

II. Contract of Sales, Payment Receipt and Payment Notification Letter would be issued upon final payment of the total sum.

III. Deed of Assignment & Survey Plan within four (4) months of payment provided that Documentation fee has been paid and physical allocation has been done.

SUBSCRIBER'S NAME.....SIGNATURE.....DATE.....

N/B: In accordance with relevant laws, your Deed of Assignment CANNOT be executed on your behalf except upon production of a duly executed and registered Power of Attorney appointing your representative to execute on your behalf OR in the alternative a duly executed Power of Attorney authenticated by a Court of competent jurisdiction.

11. PLOT DEVELOPMENT TIMELINE

There must be evidence of active possession on your land within six (6) months of physical allocation i.e., at least fencing of plot(s). Where an allocated plot is not fenced within the stipulated time frame (6 months), the Company reserves the right to reallocate the subscriber to another area of the estate or a nearby scheme. Subscribers must pay at least 50% development fee, give proper notice and obtain approval from the management through the project and development unit, as well as get building permit approval from the Delta State Government before commencement of development on their plot.

NB: Plot maintenance fees would be charged per plot monthly on undeveloped plot for the periodic clearing and tidiness of each plot.

12. BUILDING CONTROL RESTRICTION

In the event that the subscriber intends to build, it must be in conformity with the approved layout of the estate development guideline and Building restriction below;

I. The estate layout is in sections and you are limited to build houses on each section based on designated use or plan for that section (Residential) i.e. Bungalow, Block of Flats, detached houses (duplex).
II. Tenement Building and high-rise houses will not be permitted.
III. All building design must conform to the required set back & building control of the estate and such design would be approved by the company and with Delta State Government afterwards.

13. ESTATE DEVELOPMENT TIMELINE

Fencing & Gatehouse would be constructed within the first year of introducing the estate and other infrastructure will commence from the 2nd year with regard to the general level of development in the area, satisfactory evidence of possession of plots by subscribers and payment of development fees by subscribers. Estate updates are regularly sent via email & our social media channels. Customers are encouraged to follow us on our social media channels PWAN PARADISE (Facebook & YouTube); pwanparadise @pwanparadiserealty(Instagram).

14. RESALE/TRANSFER OF PLOT

I. Subscribers who have paid up on their land can re-sell their plot. However, PWAN PARADISE must be duly notified for proper regularization.
II. 10% of the land consideration paid by the subscriber will be payable by the subscriber to the Company for Transfer/regularization of Title Documentation.
III. The subscriber shall bear the cost of procuring new surveys and title deed and any other document as may be required for such transfer.
IV. For avoidance of doubt, PWAN PARADISE REALTIES LTD is not obligated to get a third-party to acquire the interest of the subscribers.
We do not resell for subscribers.

V. In the event that a subscriber wants to transfer his/her subscription from this estate to another estate, a transfer fees of 20% of the value of the current estate shall be paid as additional consideration.

15. REFUND POLICY

A refund shall be made if;

I. The subscriber continuously defaults or fails to complete the purchase sum at the end of the payment plan.
II. The subscriber decides to discontinue with the subscribed plan upon a written notification to the Company.
III. Where the subscriber continuously violates the terms and conditions of the subscription
IV. The subscriber is required to give the Vendor a minimum of one hundred and twenty days (120) days' written/email notice to process the refund request and a further 60 days if the process isn't completed after the first 120 days
V. In the event that payment has been completed, you can no longer request for a refund, hence you can only resell.
VI. All instances requiring refund as contained in clause Q15(I) & (ii) shall be subject to a 40% (Administrative, Logistics & Agency Fees). For refunds that are requested for after the expiration of the payment plan, demurrage/default fees will be deducted from the refundable amount.

16. PAYMENT

All payment should only be made to PWAN PARADISE REALTIES LTD at its designated Bank Accounts. Cheque(s)/bank drafts should be issued in favor of PWAN PWAN PARADISE REALTIES LTD. We shall not accept any responsibility for any liability that may arise as a result of a deviation from the above instruction.
We are a Nigerian Company and solely transact in the Naira currency, the dollar exchange rate and fluctuation does not apply for all intents ad purposes at any time before, during or after this transaction.

DECLARATION

THEREFORE, THE INFORMATION PROVIDED AND THE TERMS & CONDITIONS IN THE FAQ HERETOFORE, ARE ACCEPTABLE AND CONSENTED BY ME AND I ACKNOWLEDGE RECEIVING A COPY OF IT.

NAME ..... SIGNATURE ..... DATE .....
NAME ..... SIGNATURE ..... DATE .....

ANTI-MONEY LAUNDERING DECLARATION

Pwan Paradise Realties Limited - Declaration relating to the combat against money laundering (AML) and Combating the Financing of Terrorism (CFT)

I/we, ---------- ("the client") (Please insert the natural or corporate name of the above-named client)

Hereby confirms that:
a. The money paid by me to Pwan Paradise Realties Limited is not a proceed of crime
b. Pwan Paradise Realties Limited and I are subject to and obliged to comply with all relevant laws, regulations, lawful orders or directives relating to the combat against money laundering (AML) and terrorism financing
c. I ensure and agree to compliance with anti-money laundering laws and regulations regarding the source of funds for the transactions with Pwan Paradise Realties Limited
d. I shall indemnify Pwan Paradise Realties Limited of any loss or injury suffered either by it or its employee arising from actions of law enforcement agencies including the judiciary.

Signed by the Client or Client's Representative:

Name: ----------
Address:----------
Signarure:----------
Date:----------

**If subscriber is a company or business name, two directors or the proprietor(s) respectively must sign the subscription form and attach Form C07 & Certificate of Incorporation or Certificate of Business Name Registration. For a company, the name must end with LTD, while for a Business Name, the purchaser is the Proprietor trading in the name & style of the business name e.g. Mr PWAN PARADISE (trading in the name & style of The Lavender Series)*

All payment should be made in favour of **PWAN PARADISE REALITIES LTD**

ZENITH 1220546996

POLARIS BANK 4020032842

Impression of the common seal if subscriber is a company >>>>>>>>>>>>>>>>>
Subscription form must be signed by two directors or a director & secretary
Where subscriber is a company >>>>>>>>>>

For swift response to your enquiries or requests please contact us at:
Pwan Paradise Realties Limited
You can also visit our website at **www.pwanparadise.ng** for more information.
We look forward to hearing from you soonest.

Yours sincerely,
Pwan Paradise Realties Limited
Owners of The Lavender Series

For Enquiries, Suggestions or Complaints?
0812 850 7914, 0806 003 4448